

BRYANT PARKLANE SAMPLE COMPUTATION

Name of Buyer : _____	Unit (sqm) 42.5	
Name of Seller : _____	Selling Price ₱ 5,412,000.00	
Floor : 3		
Unit : K	Net Selling Price ₱ 5,412,000.00	
Unit Type : 1 BR + Lan	Carpark Price ₱ -	
Carpark: _____	Total Contract Price ₱ 5,412,000.00	₱ -

OPTION 1 - SPOT CASH	UNIT ONLY	CARPARK ONLY
CASH	₱ 5,412,000.00	₱ -
Less : 12.5% Discount (on unit price)	₱ 676,500.00	
Net Unit Price	₱ 4,735,500.00	₱ -
Less : RESERVATION	(₱ 30,000.00)	(₱ -)
Balance Payable after 30 days	₱ 4,705,500.00	₱ -
TOTAL CONTRACT PRICE (net of discounts)	₱ 4,735,500.00	₱ -
OPTION 2 - 50% DOWNPAYMENT	UNIT ONLY	CARPARK ONLY
50% DOWNPAYMENT	₱ 2,706,000.00	₱ -
Less : 10% Discount on downpayment	₱ 270,600.00	
Net Downpayment	₱ 2,435,400.00	₱ -
Less : RESERVATION	(₱ 30,000.00)	(₱ -)
Balance Downpayment	₱ 2,405,400.00	₱ -
5% LUMPSUM payable on the 12th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 24th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 36th month	₱ 270,600.00	₱ -
35% UPON UNIT TURN OVER	₱ 1,894,200.00	₱ -
TOTAL CONTRACT PRICE (net of discounts)	₱ 5,141,400.00	₱ -
OPTION 3 - 20% DOWNPAYMENT	UNIT ONLY	CARPARK ONLY
20% DOWNPAYMENT	₱ 1,082,400.00	₱ -
Less : 10% Discount on downpayment	₱ 108,240.00	
Net Downpayment	₱ 974,160.00	₱ -
Less : RESERVATION	(₱ 30,000.00)	(₱ -)
Balance Downpayment	₱ 944,160.00	₱ -
30% PAYABLE IN 48 MONTHS @ 0% INTEREST	₱ 1,623,600.00	₱ -
AT ₱ 33,825.00 unit only per month		
₱ - parking only per month		
5% LUMPSUM payable on the 12th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 24th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 36th month	₱ 270,600.00	₱ -
35% UPON UNIT TURN OVER	₱ 1,894,200.00	₱ -
TOTAL CONTRACT PRICE (net of discounts)	₱ 5,303,760.00	₱ -
OPTION 4 - 10% DOWNPAYMENT	UNIT ONLY	CARPARK ONLY
10% DOWNPAYMENT	₱ 541,200.00	₱ -
Less : 10% Discount on downpayment	₱ 54,120.00	
Net Downpayment	₱ 487,080.00	₱ -
Less : RESERVATION	(₱ 30,000.00)	(₱ -)
Balance Downpayment	₱ 457,080.00	₱ -
35% PAYABLE IN 48 MONTHS @ 0% INTEREST	₱ 1,894,200.00	₱ -
AT ₱ 39,462.50 unit only per month		
₱ - parking only per month		
5% LUMPSUM payable on the 12th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 24th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 36th month	₱ 270,600.00	₱ -
40% UPON UNIT TURN OVER	₱ 2,164,800.00	₱ -
TOTAL CONTRACT PRICE (net of discounts)	₱ 5,357,880.00	₱ -
OPTION 5 - 5% DOWNPAYMENT	UNIT ONLY	CARPARK ONLY
5% DOWNPAYMENT	₱ 270,600.00	₱ -
Less : RESERVATION	(₱ 30,000.00)	(₱ -)
Balance Downpayment	₱ 240,600.00	₱ -
40% PAYABLE IN 48 MONTHS @ 0% INTEREST	₱ 2,164,800.00	₱ -
AT ₱ 45,100.00 unit only per month		
₱ - parking only per month		
5% LUMPSUM payable on the 12th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 24th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 36th month	₱ 270,600.00	₱ -
40% UPON UNIT TURN OVER	₱ 2,164,800.00	₱ -
TOTAL CONTRACT PRICE (net of discounts)	₱ 5,412,000.00	₱ -

DISCLAIMER:

- Reservation fee: P30,000 per unit.
- This document does not constitute nor form part of any contract, and is for information purposes only.
- Late payments may subject the above terms to recomputation for possible penalties, interest or other adjustments as may be determined by the SELLER.
- Complete PDCs are required for all payments.
- PDCs are required for all payments including the reservation fee and should be payable to MEGAWORLD CAPITAL TOWN, INC.
- Failure to submit complete PDCs to Treasury Department in 15 days will cause the forfeiture of the PDC discount.
- Registration expenses and taxes, included Value Added Tax (VAT) and Real Property Tax (RPT) are subject to change based on the government's mandated rates or BIR ruling prevailing during the registration of the documents covering the transaction.
- Any increase in the amounts payable due to an upward adjustment of the applicable rates as mandated by the government shall be paid by the PURCHASER.
- Notwithstanding the above payment terms, all outstanding balances shall become due and payable upon turnover.
- Megaworld Capital Town, Inc. reserves the right to correct any error appearing on this page.
- The reservation fee or initial monthly fee is non-refundable in case of cancellation or withdrawal by the buyer.
- Prices are subject to change without prior notice.
- PDC discount can only be granted if complete post dated checks are submitted to MEGAWORLD CORPORATION head office within the given period as stated on the RESERVATION AGREEMENT FORM.
- PDC discount is only applicable to payment terms with monthly amortization and is automatically forfeited if at least one of the checks submitted has bounced or is replaced or if incomplete PDCs are provided within the given period.
- Any or all the discounts stated herein may be forfeited if applied payment term is not among the standard terms given in this sample
- Discounts are not applicable on parking slots.

PREPARED BY:

Sarah Lyn Bañas
Megaworld Capital Town, Inc.

BRYANT PARKLANE SAMPLE COMPUTATION

Name of Buyer : _____
 Name of Seller : _____
 Floor : 3
 Unit : K
 Unit Type : 1 BR + Lan
 Carpark : _____

Unit (sqm) 42.5
 Selling Price ₱ 5,412,000.00
 Net Selling Price ₱ 5,412,000.00
 Carpark Price ₱ -
 Total Contract Price **₱ 5,412,000.00**

OPTION 6 - NO DOWNPAYMENT	UNIT ONLY	CARPARK ONLY
CONTRACT PRICE	₱ 5,412,000.00	₱ -
MONTHLY AMORTIZATION @ 0% INTEREST PAYABLE IN 1 – 12 MONTHS AT P <u>20,000.00</u> unit only/mo P _____ carpark/mo	₱ 240,000.00	₱ -
MONTHLY AMORTIZATION @ 0% INTEREST PAYABLE IN 13 – 24 MONTHS AT P <u>30,000.00</u> unit only/mo P _____ carpark/mo	₱ 360,000.00	₱ -
MONTHLY AMORTIZATION @ 0% INTEREST PAYABLE IN 25 – 36 MONTHS AT P <u>40,000.00</u> unit only/mo P _____ carpark/mo	₱ 480,000.00	₱ -
MONTHLY AMORTIZATION @ 0% INTEREST PAYABLE IN 37 – 48 MONTHS AT P <u>50,000.00</u> unit only/mo P _____ carpark/mo	₱ 600,000.00	₱ -
5% LUMPSUM payable on the 12 th month Less: RESERVATION Net Lumpsum	₱ 270,600.00 (₱ 30,000.00)	₱ -
5% LUMPSUM payable on the 24 th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 36 th month	₱ 270,600.00	₱ -
UPON UNIT TURN OVER	₱ 2,920,200.00	₱ -
TOTAL CONTRACT PRICE (net of discounts)	₱ 5,412,000.00	₱ -

OPTION 7 - NO DOWNPAYMENT (WIPE OUT)	UNIT ONLY	CARPARK ONLY
CONTRACT PRICE	₱ 5,412,000.00	₱ -
25% MONTHLY AMORTIZATION @ 0% INTEREST PAYABLE IN 48 MONTHS AT P <u>28,187.50</u> unit only/mo P _____ carpark/mo	₱ 1,353,000.00	₱ -
5% LUMPSUM payable on the 12 th month Less: RESERVATION Net Lumpsum	₱ 270,600.00 (₱ 30,000.00)	₱ -
5% LUMPSUM payable on the 24 th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 36 th month	₱ 270,600.00	₱ -
5% LUMPSUM payable on the 48 th month	₱ 270,600.00	₱ -
UPON UNIT TURN OVER	₱ 2,976,600.00	₱ -
TOTAL CONTRACT PRICE (net of discounts)	₱ 5,412,000.00	₱ -

OPTION 8 - NO DOWNPAYMENT (WIPE OUT)	UNIT ONLY	CARPARK ONLY
CONTRACT PRICE	₱ 5,412,000.00	₱ -
40% MONTHLY AMORTIZATION @ 0% INTEREST PAYABLE IN 48 MONTHS AT P <u>45,100.00</u> unit only/mo P _____ carpark/mo	₱ 2,164,800.00	₱ -
TURN OVER BALANCE Less: RESERVATION NET TURN OVER BALANCE	₱ 3,247,200.00 (₱ 30,000.00)	₱ -
TOTAL CONTRACT PRICE (net of discounts)	₱ 5,412,000.00	₱ -

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Sarah Lyn Bañas
 Megaworld Capital Town, Inc.